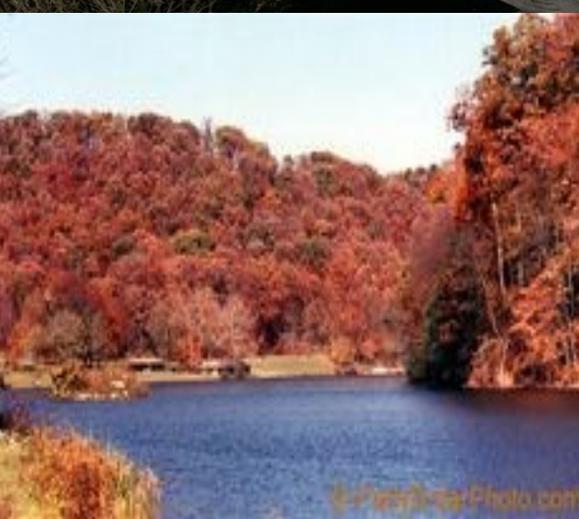
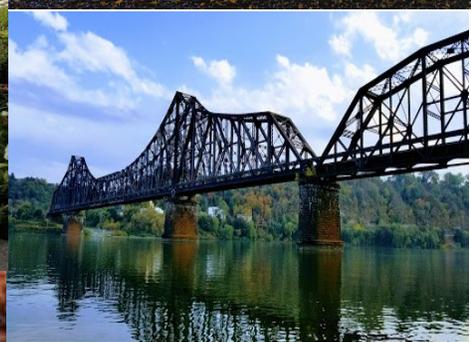


COUNTY OF
BEAVER
Pennsylvania
2018

Planning Commission Annual Report

The Beaver County Planning Commission expresses its appreciation to the Office of Planning and Redevelopment Staff and the Residents of Beaver County for their determination and participation throughout the year to make Beaver County a better place to reside and work.



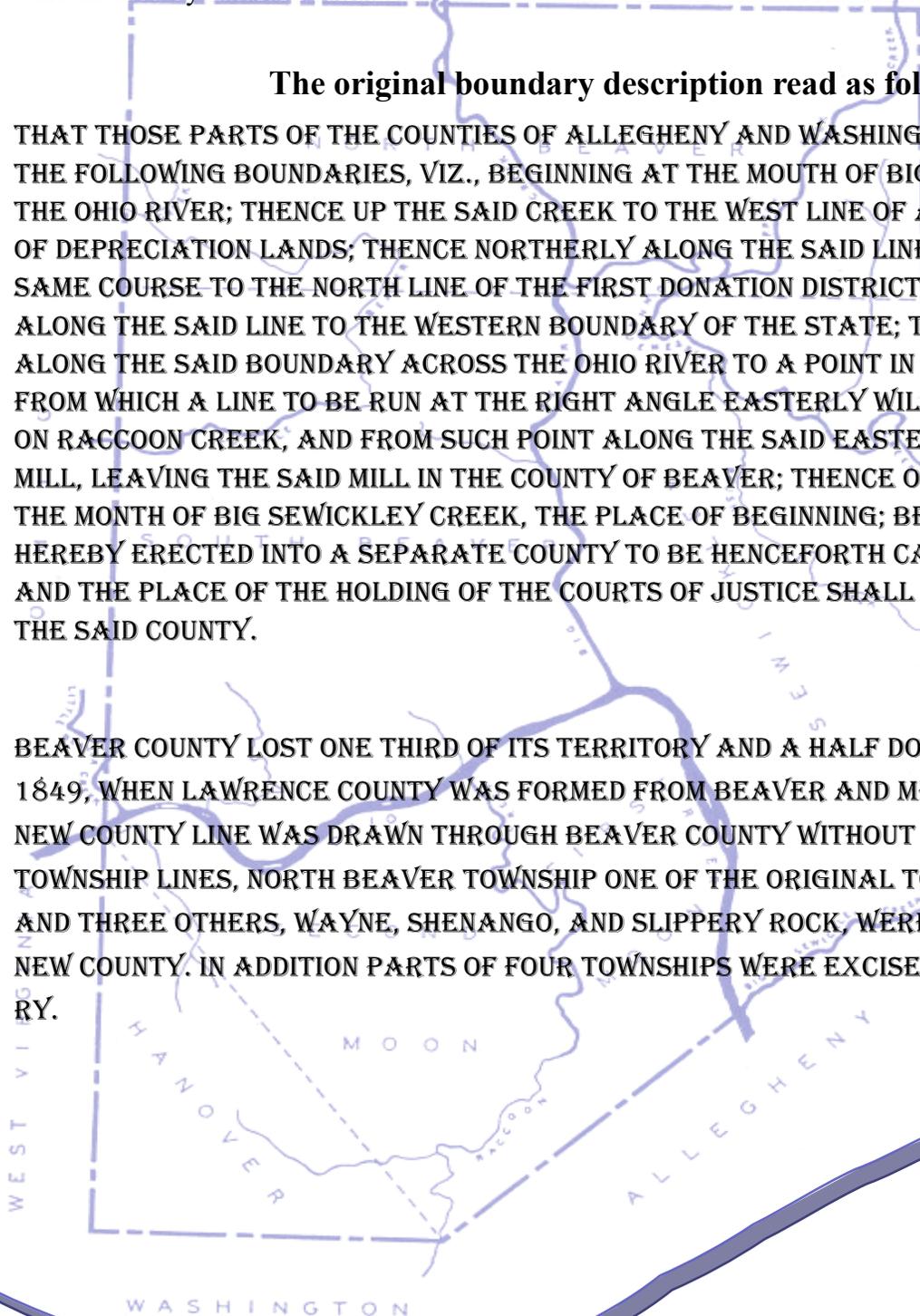
COUNTY FORMED IN 1800

Beaver County was created in 1800 from parts of Allegheny and Washington Counties. The new county was divided into six townships. Hanover Township represented the Washington County contribution. North Beaver Township coincided with the First District of Donation Lands. The other four townships were divided by natural boundaries: the Beaver and Ohio Rivers and Raccoon Creek.

The original boundary description read as follows:

THAT THOSE PARTS OF THE COUNTIES OF ALLEGHENY AND WASHINGTON INCLUDED WITHIN THE FOLLOWING BOUNDARIES, VIZ., BEGINNING AT THE MOUTH OF BIG SEWICKLEY CREEK ON THE OHIO RIVER; THENCE UP THE SAID CREEK TO THE WEST LINE OF ALEXANDER'S DISTRICT OF DEPRECIATION LANDS; THENCE NORTHERLY ALONG THE SAID LINE AND CONTINUING THE SAME COURSE TO THE NORTH LINE OF THE FIRST DONATION DISTRICT; THENCE WESTERLY ALONG THE SAID LINE TO THE WESTERN BOUNDARY OF THE STATE; THENCE SOUTHERLY ALONG THE SAID BOUNDARY ACROSS THE OHIO RIVER TO A POINT IN THE SAID BOUNDARY, FROM WHICH A LINE TO BE RUN AT THE RIGHT ANGLE EASTERLY WILL STRIKE WHITE'S MILL ON RACCOON CREEK, AND FROM SUCH POINT ALONG THE SAID EASTERLY LINE TO THE SAID MILL, LEAVING THE SAID MILL IN THE COUNTY OF BEAVER; THENCE ON A STRAIGHT LINE TO THE MOUTH OF BIG SEWICKLEY CREEK, THE PLACE OF BEGINNING; BE, AND THE SAME IS HEREBY ERECTED INTO A SEPARATE COUNTY TO BE HENCEFORTH CALLED BEAVER COUNTY; AND THE PLACE OF THE HOLDING OF THE COURTS OF JUSTICE SHALL BE AT BEAVERTOWN IN THE SAID COUNTY.

BEAVER COUNTY LOST ONE THIRD OF ITS TERRITORY AND A HALF DOZEN TOWNSHIPS IN 1849, WHEN LAWRENCE COUNTY WAS FORMED FROM BEAVER AND MERCER COUNTIES. THE NEW COUNTY LINE WAS DRAWN THROUGH BEAVER COUNTY WITHOUT REGARD FOR EXISTING TOWNSHIP LINES, NORTH BEAVER TOWNSHIP ONE OF THE ORIGINAL TOWNSHIPS FROM 1800, AND THREE OTHERS, WAYNE, SHENANGO, AND SLIPPERY ROCK, WERE WHOLLY WITHIN THE NEW COUNTY. IN ADDITION PARTS OF FOUR TOWNSHIPS WERE EXCISED BY THE NEW BOUNDARY.





Beaver County Geographic Location

The County of Beaver is located in Southwestern Pennsylvania approximately 20 miles northwest of the City of Pittsburgh and bordered by Columbiana County in the state of Ohio; Hancock County in the state of West Virginia; and the counties of Allegheny, Butler, Lawrence, and Washington in the Commonwealth of Pennsylvania. (The map below shows Beaver County location in the State of Pennsylvania)

Beaver County encompasses approximately 444 square miles (about one [1] percent of the area of Pennsylvania), making it one of the smaller counties in the state. The County lies in the foothills of the Allegheny mountain range with gently rolling hills and valleys throughout the area and is divided by the Ohio and Beaver Rivers. It is comprised of 54 small municipalities consisting of 2 third class cities, 29 boroughs, 5 first class townships, 17 second class townships and a portion of the Borough of Ellwood City, each with its own governing body. Major roadways include Interstate 76 (the Pennsylvania Turnpike), Interstate 376, State Routes 18, 30, 51, 65, 68, and US Route 30.



Beaver County Commissioners

The Beaver County Planning Commission is required by the *Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as amended, Article II, Section 207* to submit by March 1st an annual report of its activities and projects for the previous year. This annual report fulfills the Beaver County Planning Commission's (BCPC) obligation as outlined in the Pennsylvania Municipalities Planning Code (PA MPC), Section 207; Conduct of Business. The report's content highlights all relevant business undertaken by the Commission and staff throughout 2018. At this time, Beaver County presents the 2018 Annual Report.

Beaver County Commissioners



*Daniel Camp-Chairman
Beaver County Board of Commissioners
2015-present*



*Sandie Egley
Beaver County Board of Commissioners
2015-present*



*Tony Amadio
Beaver County Board of Commissioners
2008-present*



Beaver County Planning Commission Board

The Beaver County Planning Commission (Planning Commission) was established by the Beaver County Board of Commissioners (BOC) by resolution, dated May 19, 1945 as amended by resolution dated July 13, 1945 and is empowered to perform its duties as provided in the Pennsylvania Municipalities Planning Code (Act 247 as amended).

The Beaver County Planning Commission Board is comprised of nine (9) residents of Beaver County who volunteer their time to serve on the board. Board members are appointed by the Board of Beaver County Commissioners to serve 4-year staggered terms. The chairperson and vice chairperson are selected by the Planning Commission board members and each serves a two-year term. The 2018 Board Chairperson is Anthony Rosatone and Vice-Chairperson is Christopher Ruppen. This board holds a public meeting the third Tuesday of every month at the Beaver County Courthouse in the Beaver County Planning Commission Conference Room at 12:30 P.M. Members are listed below.

MISSION STATEMENT

The mission of the Beaver County Planning Commission (BCPC) is to enhance the quality of life in and around Beaver County by being a reliable and objective planning source and partner. The BCPC is to provide strategic, coordinated, and objective guidance and oversight to the growth, planning, and development activities of Beaver County. It is the goal of the Commission to ensure that Beaver County's future is characterized by a healthy environment, economy, and society achieved through proactive planning, citizen representation, effective communication, and the provision of professional services from the Beaver County Planning Commission.

Our Vision

In meeting the goals and desires of citizens and adhering to state and local requirements, there will be balanced development, job opportunities, safe buildings, maintained infrastructure, enhanced environment, and participation in the region.

Anthony Rosatone, Chairperson
Christopher Ruppen, Vice Chairperson
Judith Charlton
James A. Mitch
John W. Bragg
Howard Stuber
Grant W. Farmer
Cindy Vannoy
Zachery H. Economos



Statutory Authority for Planning

The responsibility for planning in Pennsylvania has been delegated to each local municipality and county. The Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, P.L. 805, as reenacted and amended, 53 P.S. § 10101, et seq., is the legislation that conveys planning authority and sets the ground rules that a municipality must follow.

Specifically, Article II, Section 201 of the MPC provides the municipal governing body with the legal authority to establish, by ordinance, a planning agency. A governing body has several choices when it decides to create a planning agency within its municipality. It can create a planning commission, planning department or both; or, instead of a commission or department, the governing body may create a planning committee composed solely of members of the governing body. Since many municipalities opt to establish a planning commission, this publication specifically addresses the planning commission form of organization.

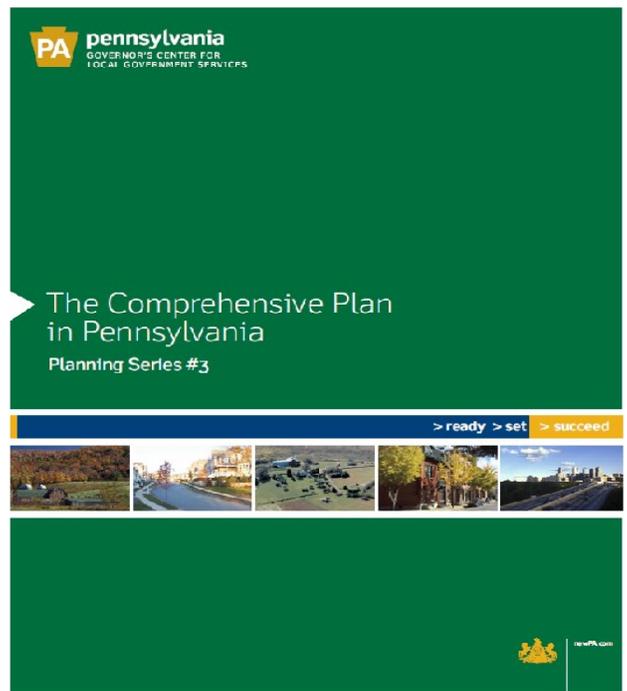
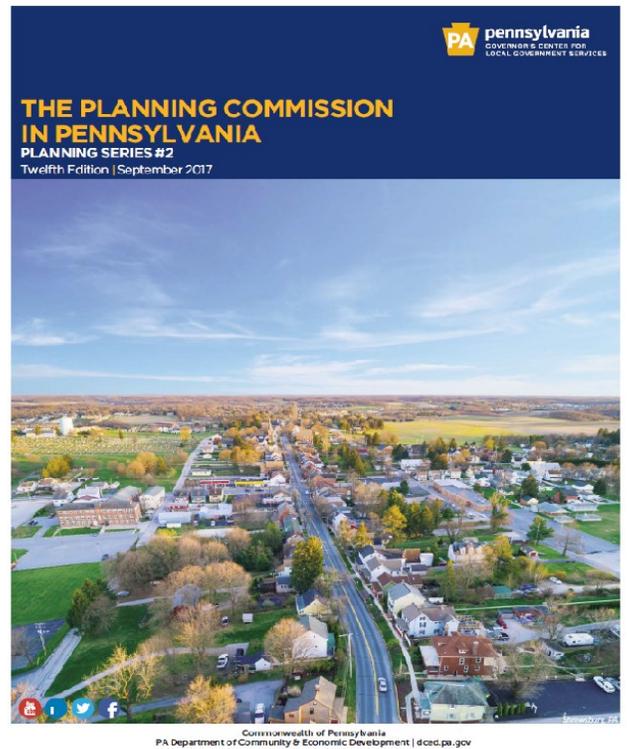
In Pennsylvania, the Municipalities Planning Code is the uniform planning and land use enabling law for all municipalities and counties, including those under home rule, but not for the cities of Philadelphia (consolidated with Philadelphia County) and Pittsburgh.*

The MPC requires that the planning commission be created by ordinance enacted by the governing body and requires that it be abolished in the same manner.

A planning commission acts as an advisor to the governing body. Its principal role is stipulated in Section 209.1 of the MPC: A planning commission is required – at the request of the governing body – to prepare a comprehensive plan for the long-term growth, development, and well-being of the municipality. (For more information on comprehensive plans, please see Planning Series #3 The Comprehensive Plan in Pennsylvania.) Under Section 209.1 of the MPC, a planning commission is also empowered to:

- Make recommendations to the governing body concerning the adoption or amendment of an official map.
- Prepare and present to the governing body a zoning ordinance, and make recommendations to the governing body on proposed amendments to it.
- Prepare, recommend, and administer subdivision and land development and planned residential development regulations.
- Prepare and present to the governing body a building code and a housing code and make recommendations concerning proposed amendments thereto. Refer to The Planning Commission and Building Code Enforcement section below.
- Do such other acts or make studies as may be necessary to fulfill the duties and obligations imposed by the MPC.
- Prepare and present to the governing body an environmental study.

- Submit to the governing body a recommended capital improvements program.
- Prepare and present to the governing body a water survey, which shall be consistent with the State Water Plan and any applicable water resources plan adopted by a river basin commission. The water survey shall be conducted in consultation with any public water supplier in the area to be surveyed.
- Promote public interest in, and understanding of, the comprehensive plan and planning.
- Make recommendations to governmental, civic, and private agencies and individuals as to the effectiveness of the proposals of such agencies and individuals.
- Hold public hearings and meetings.
- Present testimony before any board.
- Require from other departments and agencies of the municipality such available information as relates to the work of the planning agency.
- In the performance of its functions, enter upon any land to make examination and land surveys with the consent of the owner.
- Prepare and present to the governing body a study regarding the feasibility and practicability of using renewable energy sources in specific areas within the municipality.
- Review the zoning ordinance, subdivision and land development ordinance, official map, provisions for planned residential development, and such other ordinances and regulations governing the development of land no less frequently than it reviews the comprehensive plan.



*In addition to the duties and responsibilities authorized by Section 209.1 of the MPC, a governing body may by ordinance delegate approval authority to a planning commission for subdivision and land development applications. Generally, larger municipalities or counties delegate this approval authority to a planning commission or department and many such municipalities and counties are large enough to have full-time professional staff.

Chairman and Board Message

On behalf of the Beaver County Planning Commission Board, it is my pleasure to send you and the citizens of Beaver County our 2018 Annual Report. The Planning Commission looks forward to working with the Beaver County Board of Commissioners in 2019 by providing thoughtful recommendations that help guide the growth and development of Beaver County in the future.



Beaver County Department of Planning and Redevelopment Planning Director

Section 208. Planning Department Director. For the administration of each planning department, the appointing authority may appoint a director of planning who shall be, in the opinion of the appointing authority, qualified for the duties of his position. Each such appointment shall be with the approval of the governing body, except where the governing body is the appointing authority. The director of planning shall be in charge of the administration of the department, and shall exercise the powers and be subject to the duties that are granted or imposed on a planning agency by this act, except that where a municipality creates both a planning commission and a planning department, the director of planning shall exercise only those powers and be subject to only those duties which are specifically conferred upon him by ordinance enacted pursuant to this article.

Director's Message

Since its establishment in 1945, the Beaver County Planning Commission has been tasked with assisting county residents and leaders with managing the land use that is a constant for our County. The work of the Department of Planning and Redevelopment is critical to the future of our County. I'm pleased to share this publication, highlighting our accomplishments during the past year. Because of the anticipation of the new petro-chemical plant, new exciting development projects will progress through the development pipeline in many of our communities in Beaver County. The Planning Commission staff is committed to assisting property owners, municipal governments, and other economic development agencies with technical assistance pertaining to land use. The primary focus of the commission and staff in 2019 is to continue to work on preparing a new County comprehensive plan.

As you can see, this publication of the Annual Report signifies the positive changes that are on the way for Beaver County. I am nearing almost 31 years as a planner; and for me, this has been a moving and rewarding year. The thoughtfulness and sociability of the Public, Board of Commissioners, Planning Commission Board, and staff make it clear to me that the community is committed to the well-being of its residents of Beaver County.

Joseph C West
Director of Planning



Table of Contents

County and Municipal Plans and Ordinances.....	11
Building Permits.....	12
Subdivisions and Land Developments.....	16
Applications/Projects.....	28
Transportation.....	40
Environmental.....	42
Census Population by Municipality 1930 to 2016	44
Geographic Information System	46



County Comprehensive Plan

In 2010, the Beaver County Board of Commissioners adopted the Beaver County Comprehensive Plan. The Beaver County Planning Commission has taken an active role in trying to implement projects and recommendations from the plan. Currently, the staff of the Office of Planning and Redevelopment is working on developing a new 2020 Beaver County Comprehensive Plan.

Municipal Comprehensive Plans

The Beaver County Planning Commission did not receive any municipal comprehensive plans for review in 2018. The County has offered technical assistance to the municipalities for securing funding to update plans.

Municipal Subdivision and Land Development Ordinances

The Beaver County Planning Commission did not receive any municipal proposed Subdivision and Land Development Ordinances for review in 2018.

Municipal Zoning Ordinances

The Beaver County Planning Commission did not receive any municipal proposed Zoning Ordinances for review in 2018.

Municipal Public Improvement Code of Ordinances

The Beaver County Planning Commission did not receive any municipal proposed Code of Ordinances for review in 2018.

Municipal Zoning Amendments

In 2018, the Beaver County Planning Commission received 13 requests for review of municipal zoning, subdivision, and land development ordinances (SALDO) amendments. The following chart shows the complete list of reviews; it **does not** show those actually adopted by the municipalities.

Municipality	Month	Description
Marion Twp	February	New Zoning Ordinance and Map
Brighton Twp	February	Zoning Code Amendment
Harmony Twp	February	Zoning Amendment
Hopewell Twp	March	Zoning Amendment (re: funeral homes)
Rochester Boro	May	Zoning Amendment & Zoning Map Change
Rochester Twp	May	New Zoning Ordinance
Beaver Boro	June	Zoning Ordinance Amendment
Franklin Twp	July	Zoning Amendment (to Chapter 8, Part 3)
Raccoon Twp	September	Zoning Map Amendment
Patterson Twp	October	Zoning Amendment
Chippewa Twp	November	Zoning Amendment
Beaver Boro	December	Zoning Amendment
Brighton Twp	December	Zoning Amendments



BUILDING PERMITS ACTIVITY

In addition to subdivision and Land Use Development Information, the chart below shows a large scale overview of development activity within Beaver County from 2013 to 2018.

An approved subdivision indicates that the developer/property owner has accomplished or is close to completing all of the zoning and subdivision requirements. A building permit shows that the developer/property owner has satisfied the necessary paperwork to build a house, apartment complex, commercial building and/or Industrial building.

**The chart shows Beaver County
Municipalities building permit totals from 2013 to 2018**

Year	Single Family Residential	Construction Cost	Commercial and Industrial	Commercial and Industrial Cost	Improvements	Demolitions	Total Permits	Total Cost
2013	205	\$37,173,000.00	103	\$49,054,300.00	771	70	1112	\$98,667,900.00
2014	118	\$25,074,706.00	144	\$49,388,883.00	900	70	1232	\$94,610,138.00
2015	88	\$19,936,210.00	98	\$39,560,599.00	735	82	991	\$72,931,133.00
2016	120	\$24,181,809.00	68	\$90,464,820.00	725	68	980	\$131,388,147.00
2017	122	\$27,355,344.00	18	\$508,810,750.00	784	65	989	\$578,222,980.00
2018	145	\$33,351,870.00	27	\$95,187,616.00	880	73	1,125	\$158,601,049.00
Total	798	\$167,072,939.00	458	\$832,466,968.00	4,795	428	6,429	\$1,134,421,347.00

Building Permits Type Definitions

Single Family Homes —A single-family dwelling on an individual lot with yard space on all four sides.

Commercial : —A land Use classification that permits facilities for the buying, renting, leasing and selling of commodities and services. Legal Accessory Uses to residential Uses, including Home Occupations and Home Businesses, are excluded from the definition of Commercial Use.

Industrial —A land Use classification that permits facilities to be used for industrial purposes. Industrial zoning allows manufacturing, research and development purposes, factory of-
fice and warehouse space and industrial parks.

Demolition:—The process of removing and eliminating unsafe structures that are dilapidated, unsafe, or too expensive to repair, or removing structures for the redevelopment or development of a site. Municipalities Code Enforcement Officer and/or Engineer usually maintain accurate data on vacant and deteriorated buildings in order to inform the Governing Body to establish the right to demolish a property that is unsafe or unhealthy for the public.

Improvements- Improvement to real property means "a permanent addition to or betterment of real property that enhances its capital value and that involves the expenditure of labor or money and is designed to make the property more useful or valuable as distinguished from ordinary repairs." Integrity Floorcovering, Inc. v. Broan-Nutone, LLC, 521 F.3d 914, 917-918 (8th Cir. Minn. 2008)

Due to the voluntary nature of this reporting, some municipalities do not always report on time or at all in a given year. Therefore the data being provided herein is intended for informational purposes only. No guarantee is made as to the accuracy of this data and it should not be relied upon for any purpose other than general information

Source: Beaver County Assessment Office



2018 Building Permits by Municipality

District	MUNICIPALITY	Single Family Homes	Constr. Cost	Comm'l/Ind'l	Constr. Cost	Improv	Demo	Total Permits	Total Cost
01-07	CITY OF BEAVER FALLS	0	\$ -	1	\$ 120,000	36	10	47	\$771,181.00
08	CITY OF ALIQUIPPA	0	NONE RECEIVED			0	0	0	\$0.00
09-12	AMBRIDGE BORO	0	\$ -	0	\$ -	6	1	7	\$113,129.00
13	BADEN BORO	0	\$ -	0	\$ -	18	0	18	\$690,000.00
14-16	BEAVER BORO	2	\$ 700,000	0	\$ -	53	1	56	\$1,622,164.00
17	BRIDGEWATER BORO	2	\$ 668,500	0	\$ -	0	1	3	\$668,500.00
18	CONWAY BORO	0	\$ -	0	\$ -	18	0	18	\$119,635.00
19	DARLINGTON BORO	0	\$ -	0	\$ -	0	0	0	\$0.00
20	EAST ROCHESTER BORO	0	\$ -	0	\$ -	2	0	2	\$2,000.00
21	EASTVALE BORO	0	\$ -	0	\$ -	0	0	0	\$0.00
22	ELLWOOD CITY BORO	0	\$ -	0	\$ -	0	0	0	\$0.00
23	FALLSTON BORO	0	\$ -	0	\$ -	1	1	2	\$22,500.00
24	FRANKFORT SPRING BORO	0	\$ -	0	\$ -	0	0	0	\$0.00
25-27	FREEDOM BORO	0	\$ -	0	\$ -	5	5	10	\$107,000.00
28	GEORGETOWN BORO	1	\$ 88,000	0	\$ -	0	0	1	\$88,000.00
29	GLASGOW BORO	0	\$ -	0	\$ -	0	0	0	\$0.00
30	HOMEWOOD BORO	0	\$ -	0	\$ -	1	0	1	\$5,000.00
31	HOOKSTOWN BORO	0	\$ -	0	\$ -	0	0	0	\$0.00
32	KOPPEL BORO	1	\$ 400,000	0	\$ -	2	1	4	\$406,350.00
33	MIDLAND BORO	0	\$ -	0	\$ -	2	1	3	\$22,641.00
34-38	MONACA BORO	4	\$ 1,193,000	1	\$ 200,000	23	2	30	\$1,414,772.00
39-43	NEW BRIGHTON BORO	0	\$ -	3	\$ 257,000	22	5	30	\$3,178,160.00
44	NEW GALILEE BORO	0	\$ -	0	\$ -	0	0	0	\$0.00
45	PATTERSON HEIGHTS BORO	1	\$ 210,000	0	\$ -	10	1	12	\$271,796.00
46-49	ROCHESTER BORO	0	\$ -	0	\$ -	15	3	18	\$1,341,600.00
50	SHIPPINGPORT BORO	0	\$ -	0	\$ -	2	1	3	\$62,000.00
51	SOUTH HEIGHTS BORO	0	NONE RECEIVED			0	0	0	\$0.00
52	WEST MAYFIELD BORO	0	\$ -	0	\$ -	0		0	\$0.00
53	BIG BEAVER BORO	4	\$ 739,200	0	\$ -	11	3	18	\$879,500.00
54	VANPORT BORO	1	\$ 250,000	1	\$ 100,000		0	13	\$474,729.00



2018 Building Permits by Municipality

District	MUNICIPALITY	Single Family Homes	Constr. Cost	Comm'l /Ind'l	Constr. Cost	Improv	Demo	Total Permits	Total Cost
55	BRIGHTON TWP	32	\$ 8,201,417	0	\$ -	88	1	121	\$10,570,872.00
56	CENTER TWP	8	\$ 2,060,668	11	\$ 48,174,000	72	13	104	\$52,461,630.00
57	CHIPPEWA TWP	10	\$ 2,093,500	1	\$ 424,600	65	0	76	\$7,255,875.00
58	DARLINGTON TWP	1	\$ 95,000	0	\$ -	11	1	13	\$215,900.00
59	DAUGHERTY TWP	0	\$ -	0	\$ -	30	0	30	\$671,770.00
60	ECONOMY BORO	21	\$ 3,906,518	1	\$ 75,000	100	5	127	\$5,370,483.00
61	FRANKLIN TWP	0	\$ -	0	\$ -	0	0	0	\$0.00
62	GREENE TWP	6	\$ 856,243	0	\$ -	24	0	30	\$1,445,143.00
63	HANOVER TWP	7	\$ 1,932,658	0	\$ -	11	3	21	\$2,199,958.00
64	HARMONY TWP	0	\$ -	0	\$ -	6	0	6	\$537,528.00
65	HOPEWELL TWP	22	\$ 4,633,900	4	\$ 989,000	35	1	62	\$6,332,371.00
66	INDEPENDENCE TWP	3	\$ 351,332	0	\$ -	11	2	16	\$609,591.00
67	INDUSTRY TWP	0	\$ -	0	\$ -	11	0	11	\$78,328.00
68	MARION TWP	0	\$ -	0	\$ -	1	0	1	\$3,000.00
69	NEW SEWICKLEY TWP	4	\$ 1,067,100	0	\$ -	54	1	59	\$5,785,193.00
70	NORTH SEWICKLEY TWP	3	\$ 433,200	1	\$ 175,000	47	4	55	\$1,656,201.00
71	OHIOVILLE BORO	0	\$ -	0	\$ -	15	0	15	\$280,600.00
72	PATTERSON TWP	0	\$ -	0	\$ -	2	0	2	\$15,000.00
73	POTTER TWP	1	\$ 326,000	3	\$ 44,673,016	2	0	6	\$45,921,916.00
74	PULASKI TWP	0	\$ -	0	\$ -	7	3	10	\$51,345.00
75	RACCOON TWP	7	\$ 2,004,634	0	\$ -	15	1	23	\$2,996,034.00
76	ROCHESTER TWP	0	\$ -	0	\$ -	6	1	7	\$43,200.00
77	SOUTH BEAVER TWP	4	\$ 1,141,000	0	\$ -	21	1	26	\$1,720,600.00
78	WHITE TWP	0	\$ -	0	\$ -	8	0	8	\$117,854.00
TOTAL		145	\$ 33,351,870	27	\$ 95,187,616	880	73	1125	\$158,601,049.00

Land Development Process

The following definition for Land Development is found in Act 247, the Pennsylvania Municipalities Planning Code (PMPC). Please consult the PMPC and the local municipality for other requirements.

LAND DEVELOPMENT - any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - (i) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - (ii) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- (2) A subdivision of land.
- (3) Development in accordance with Section 503(1.1).

The image shows a complex subdivision map with numerous lot numbers and street names. It includes several official stamps and signatures, such as the Beaver County Planning Commission Review, Township Planning Commission Approval, and Maronda Homes, Inc. signatures. A 'RECEIVED' stamp from BCPC is dated AUG 24 2018. The map also features a north arrow, a graphic scale, and a circular seal for the Beaver County Health Department. The total plan area is noted as 1,124,824 SQ. FT. OR 25.822 ACRES.

The picture above shows the Clairmont Manor multi-Lot subdivision in Hopewell Township submitted to the Beaver County Planning Commission for review



Subdivision and Land Development Activity

This annual report is a summary of the subdivision, land development, municipal amendments, land use environmental reviews, and other reports and applications received by the Beaver County Planning Commission (BCPC) for review and comment as authorized by the Pennsylvania Municipalities Planning Code (Act 247 as amended). The Report is not intended, nor should it be interpreted, as a summary of the amount of construction activity or the number of housing units built within the county or a particular municipality during 2018. Information on construction activity can be obtained by contacting the municipality.

The information in this report provides an indication of what areas in the county might undergo development in the future. Comparisons are made with data from previous years to provide an indication of development trends in the county. A concerted effort was made to eliminate duplication of the number of residential units and the amount of nonresidential development proposed in the previous years. The number of lots and/or acreage of development were based on the most current plan submitted for review.

The number of reviews for 2018 reflect all the proposals submitted and reviewed during the year, including those that may have also been reviewed in a previous year at an earlier plan stage. If a subdivision or land development was reviewed more than once in the current year due to different planning stages, it was counted more than once as a reviewed proposal. This allows for an accurate account of the number of reviews conducted by staff during the year.

Subdivision and Land Development Activity

In accordance with Sections 502 and 704 of the Pennsylvania Municipalities Planning Code (Act 247 as amended), all applications for subdivisions, land developments, and planned residential developments reviewed by municipalities must be submitted to the County planning agency for review and comment. The following information on the next several pages describes the proposed residential and nonresidential subdivision and land development activity reviewed by the Beaver County Planning Commission in 2018.

LAND POTENTIALLY IMPACTED BY PROPOSED DEVELOPMENT

Subdivision and land development activity has a significant impact on the amount of land developed in the future. ***The chart on pages 19 and 20*** shows the percentage of land potentially impacted by proposed development in 2018. In addition, the chart provides a municipal breakdown of the amount of land that may be affected by the proposed land developments that were submitted for review in 2018.



2018 Land Developments

Municipality	Name
Ambridge Borough	Harmony Storage LD
City of Beaver Falls	Mycelia Development Bldg LD BC Assn for the Blind LD
Big Beaver Borough	Koppel—Tower Access Group LD
Brighton Township	Brighton Bubbles Car Wash LD
Center Township	AHN Beaver Cancer Center LD The Bluffs PRD LD Western PA Surgery Center LD The Bluffs LD
Chippewa Twp	Laurel Hollow Condo LD
Greene Township	PTV 1022 Hookstown Dollar General Store LD (2)
Harmony Township	Dollar General LD
Hopewell Township	Bet Tech Bldg #5 LD
Independence Township	McMichael Compressor Station
New Sewickley Township	Freedom Compressor Station LD Giant Eagle FFM Facility Parking Lot Expansion LD
Raccoon Township	PTV 1020 Aliquippa Dollar General Store LD McCleary Dollar General LD
South Beaver Township	Nixon Station Pod LD

**2018 Subdivisions and Land Developments by Municipality**

Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
City of Aliquippa	-	-	-	-	-	-
Ambridge Borough	3	4	.96	1	1.11	1.11
Baden Borough	1	1	96.06	-	-	-
Beaver Borough	-	-	-	-	-	-
City of Beaver Falls	6	7	2.27	2	.71	.52
Big Beaver Borough	4	6	127.89	1	10.76	.23
Bridgewater Borough	-	-	-	-	-	-
Brighton Township	2	3	111.24	1	.24	.24
Center Township	4	96	102.53	4	68.44	23
Chippewa Township	7	106	211.73	1	2.56	2.56
Conway Borough	-	-	-	-	-	-
Darlington Borough	-	-	-	-	-	-
Darlington Township	1	2	19.26	-	-	-
Daugherty Township	1	1	1.1	-	-	-
East Rochester Borough	-	-	-	-	-	-
Eastvale Borough	-	-	-	-	-	-
Economy Borough	2	4	29.44	-	-	-
Ellwood City Borough	-	-	-	-	-	-
Fallston Borough	-	-	-	-	-	-
Frankfort Springs Borough	-	-	-	-	-	-
Franklin Township	7	17	163.34	-	-	-
Freedom Borough	-	-	-	-	-	-
Georgetown Borough	-	-	-	-	-	-
Glasgow Borough	-	-	-	-	-	-
Greene Township	5	10	117.48	2	7.14	3.57
Hanover Township	6	13	67.52	-	-	-
Harmony Township	3	5	2.79	1	.5	.5
Homewood Borough	-	-	-	-	-	-
Hookstown Borough	-	-	-	-	-	-
Hopewell Township	7	59	50.04	1	26.5	26.5

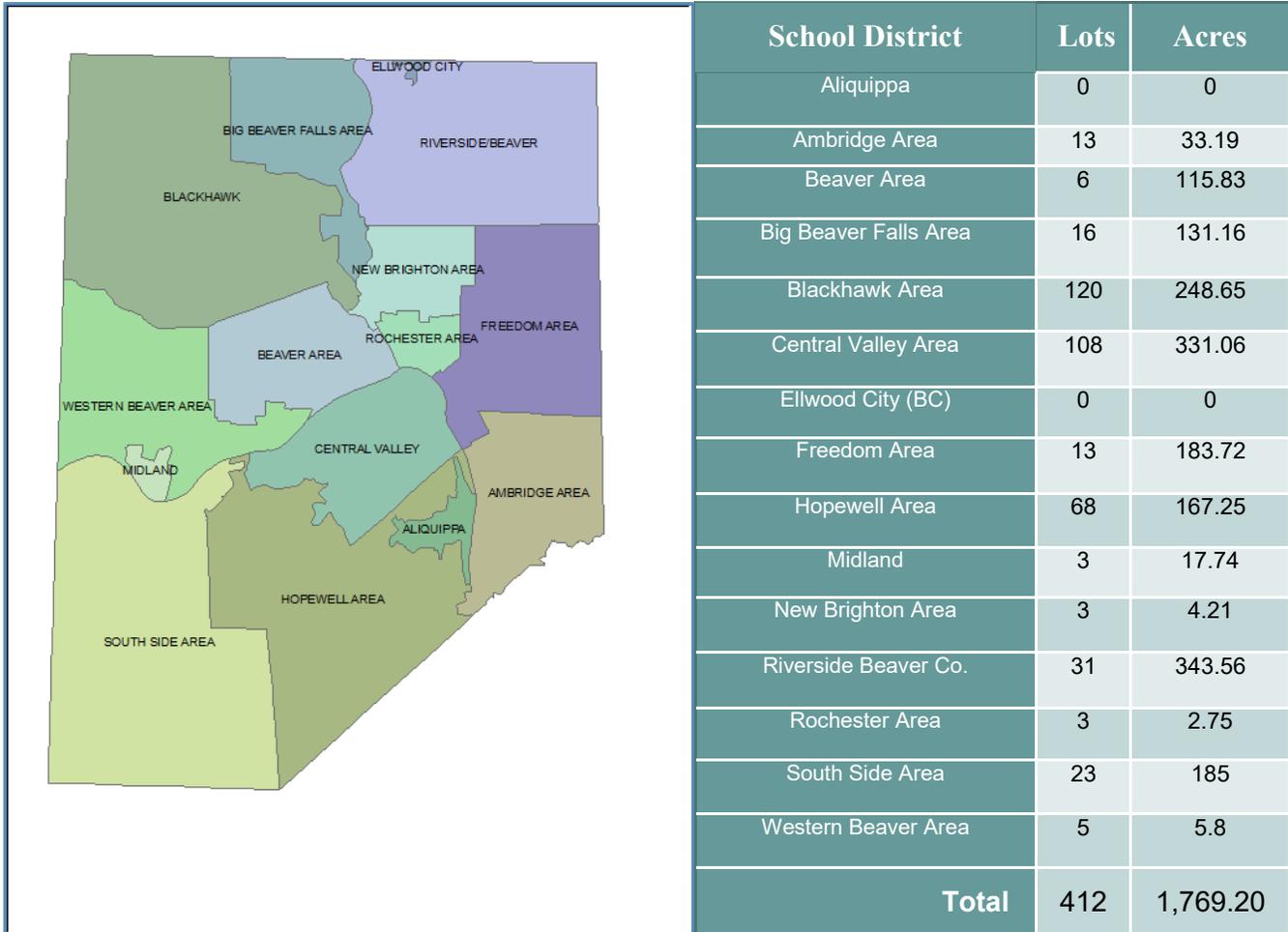


Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
Independence Township	1	2	3.8	1	31.1	31.1
Industry Borough	2	4	1.8	-	-	-
Koppel Borough	2	3	1.0	-	-	-
Marion Township	1	3	32.75	-	-	-
Midland Borough	2	3	17.74	-	-	-
Monaca Borough	2	6	.53	-	-	-
New Brighton Borough	1	2	3.11	-	-	-
New Galilee Borough	-	-	-	-	-	-
New Sewickley Township	7	13	183.72	2	65.06	42.90
North Sewickley Township	3	11	147.47	-	-	-
Ohioville Borough	1	1	2.0	-	-	-
Patterson Heights Borough	-	-	-	-	-	-
Patterson Township	1	2	5.42	-	-	-
Potter Township	2	6	227.98	-	-	-
Pulaski Township	-	-	-	-	-	-
Raccoon Township	3	7	113.41	2	9.64	8.14
Rochester Borough	-	-	-	-	-	-
Rochester Township	1	3	2.75	-	-	-
Shippingport Borough	-	-	-	-	-	-
South Beaver Township	4	10	12.24	1	.5	.5
South Heights Borough	-	-	-	-	-	-
Vanport Township	2	3	4.59	-	-	-
West Mayfield Borough	-	-	-	-	-	-
White Township	-	-	-	-	-	-
Total	94	412	1,769.20	20	224.17	140.87

Total Number of Subdivisions and Land Developments = 114

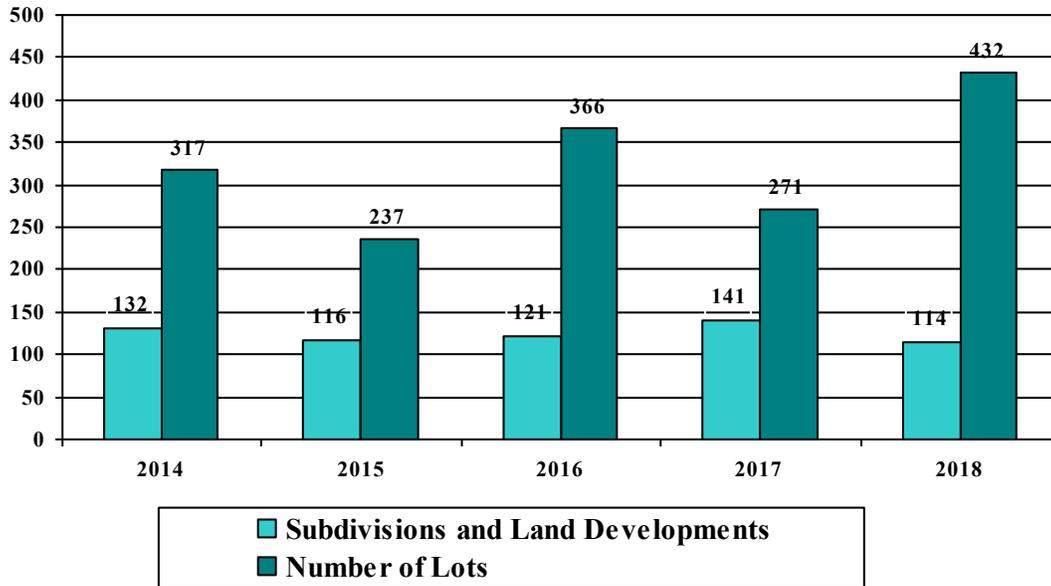
Total Acreage of Subdivisions and Land Developments = 1,993.37

2018 Subdivisions by School District



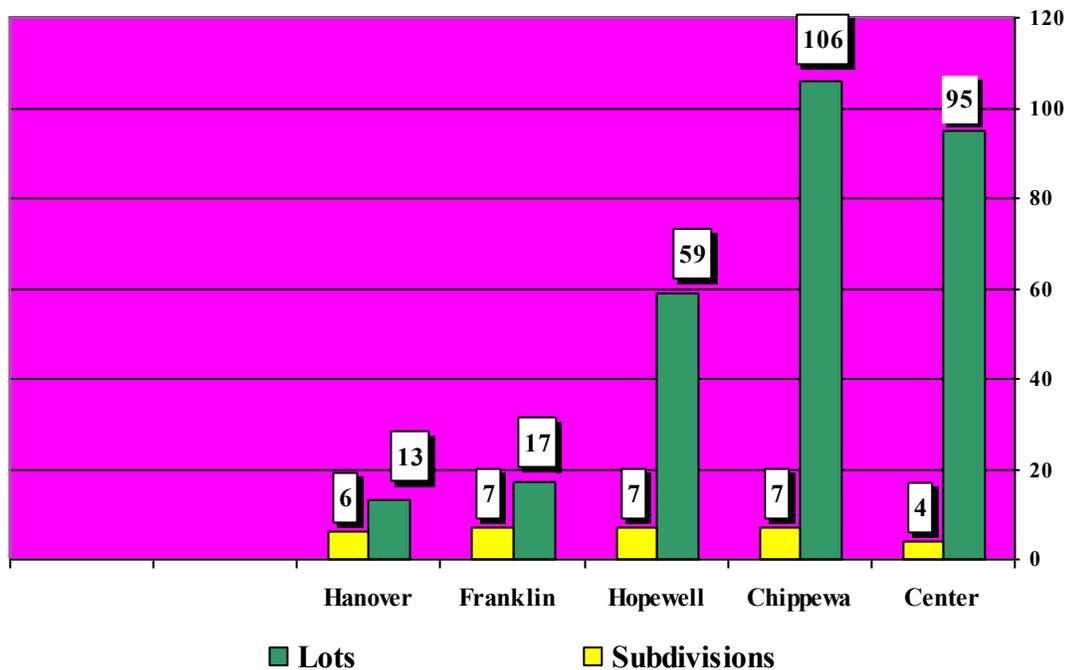
A breakdown of lots proposed and acres affected by each school district is shown above. The number of lots proposed does not necessarily mean that the lots will be developed; therefore the impact of the subdivisions on the local school districts cannot be accurately determined. A large percentage of the subdivisions submitted were minor subdivisions (two lots or less) that generally have little effect on school enrollment.

Total Number of Subdivisions, Land Developments, and Number of Lots in 2018



In 2018, the Beaver County Planning Commission reviewed 114 lot line adjustments. Of the 114 subdivisions reviewed in 2018, 34 were major subdivisions (3+ lots), and 20 were land developments (multi-family or non-residential). Lots created or proposed for development numbered 432. A total of 1993.37 acres were affected.

Top 5 Municipalities for Subdivisions and Number of Lots in 2018



Plan Review Fees

The Beaver County Planning Commission began a fee collection for the review of subdivision and land development plans submittals in March of 2004. The chart below shows a total amount of \$15,031.44 collected in 2018. The base fee is \$75.00.

The total amount collected from *April 1, 2004*, to *December 31, 2018*, is \$ 248,742.09

Jan 1 thru Dec 31, 2018	\$15,031.44
Jan 1 thru Dec 31, 2017	\$16,457.85
Jan 1 thru Dec 31, 2016	\$24,621.00
Jan 1 thru Dec 31, 2015	\$13,162.62
Jan 1 thru Dec 31, 2014	\$16,286.90
Jan 1 thru Dec 31, 2013	\$15,194.00
Jan 1 thru Dec 31, 2012	\$13,878.95
Jan 1 thru Dec 31, 2011	\$12,146.50
Jan 1 thru Dec 31, 2010	\$15,340.00
Jan 1 thru Dec 31, 2009	\$13,341.60
Jan 1 thru Dec 31, 2008	\$14,740.00
Jan 1 thru Dec 31, 2007	\$18,852.21
Jan 1 thru Dec 31, 2006	\$15,742.95
Jan 1 thru Dec 31, 2005	\$26,019.57
Apr 1 thru Dec 31, 2004	\$17,926.50
Total since 2004	\$248,742.09

Land Developments

The following photographs show examples of completed land developments, developments under construction, artist renderings, or proposed sites.



BET-Tech Land Development in Hopewell Township



Allegheny Hospital Health Network Rendering in Center Township behind the Beaver Valley Mall

Land Developments

The following photographs show examples of completed land developments, developments under construction, artist renderings, or proposed sites.



Allegheny Hospital Health Network Under Construction in Center Township behind the Beaver Valley Mall



Hilton Garden Hotel in Center Township adjacent to the Beaver Valley Mall

Land Developments

The following photographs show examples of completed land developments, developments under construction, artist renderings, or proposed sites.



Jetlag Land Development located in Center Township off of Route 18



Heritage Valley Health Network pictured above and to the right in Center Township behind the Beaver Valley Mall

Land Developments

The following photographs show examples of completed land developments, developments under construction, artist renderings, or proposed sites.



Dan Ryan Homes in Center Township behind the Beaver Valley Mall

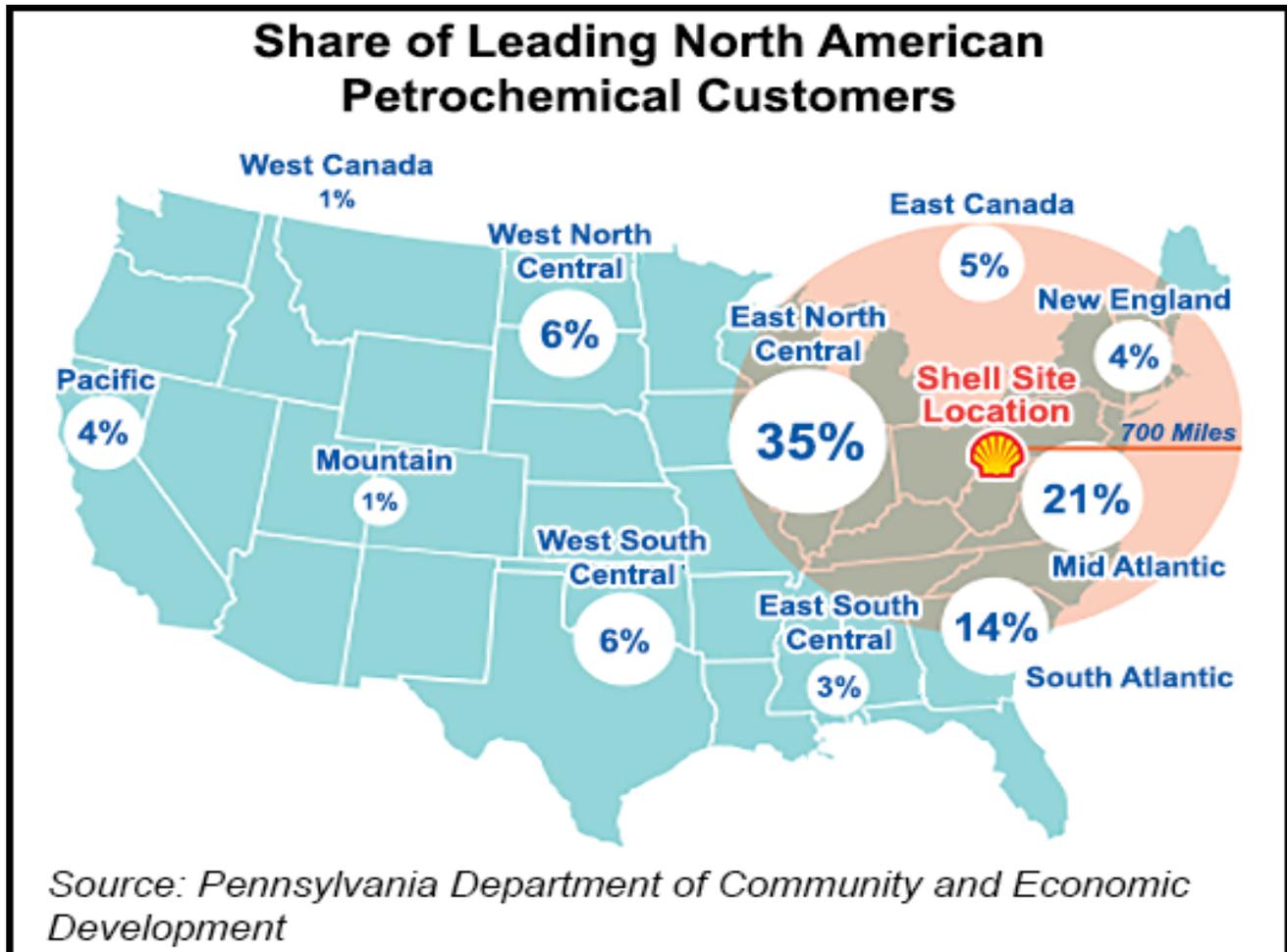


Speedway Land Development New Brighton Borough

Applications/Projects

Marcellus Shale

Shell Appalachia is currently building a Petro-Chemical Plant in Potter Township, Beaver County. Marcellus Shale is a unit of marine sedimentary rock found in eastern North America. Named after a distinctive outcrop near the village of Marcellus, New York in the United States, it extends throughout much of the Appalachian Basin. The shale contains largely untapped natural gas reserves, and its proximity to the high-demand markets along the East Coast of the United States makes it an attractive target for energy development. In 2018, Beaver County received 28 Act 14 notifications related to gas drilling.



Applications/Projects



Source of Picture: Paul J. Gough Pittsburgh Business Times . The view of construction at the Shell Chemicals facility that is being built in Potter Township, Beaver County, as of May 30th 2018.

PENNVEST

The ***Pennsylvania Infrastructure Investment Authority*** (PENNVEST) was established in 1988 as a revolving fund to improve the state's deteriorating infrastructure. The fund is available to help communities finance sewage and water system projects and is usually awarded in the form of low-interest loans. The Beaver County Planning Commission received four (4) applications for review and comment in 2018.

Community Development Program

CDBG Funded Projects - FY 2018- Funded Projects

Darlington Boro Plumb Street Storm Inlets Project

June—FY 2018—Aliquippa, Baden & Midland Projects

Water Allocation Application

During 2018, the Beaver County Planning Commission did not receive any Water Allocation Applications for review and comment.



Act 537 Sewage Facility Plan Revisions / Plan Updates

The *Pennsylvania Sewage Facilities Act 537*, as amended, was enacted on January 24, 1966 to correct existing sewage disposal problems and prevent future problems. To meet this objective, the Act requires proper planning in all types of sewage disposal situations. Local municipalities are largely responsible for administering the Act 537 Sewage Facilities Program. To assist local municipalities in fulfilling this responsibility, the Department of Environmental Protection (DEP) provides technical assistance, financial assistance, and oversight.

In 2018, the Beaver County Planning Commission reviewed seven (7) Act 537 Sewage Facilities Plan Revisions.

Month	Applicant	Municipality
January	Clinton & Margaret George Pl #2	Raccoon Twp
January	Pike Business Park	South Beaver Twp
February	Markey’s Run/Moon Run Sewer Shed Improvements	Center Twp
July	Aliquippa (McCleary) Dollar General Store	Raccoon Twp
August	Conway Boro—Act 537 Plan Update	Conway Boro
October	Spade-Odell Plan	New Sewickley Twp
November	Bet-Tech Intermodal Project	Hopewell Twp

Agricultural Security Areas

The *Agricultural Security Law (Act of June 30, 1981, P.L. 128, No. 43, as amended)* allows municipalities to create Agricultural Security Areas (ASA) when petitioned by farmers committing a minimum of 250 acres and meeting minimum acreage size. An ASA provides the landowner with additional protection from changes in surrounding land uses that could restrict his ability to farm successfully, such as complaints from adjacent residential subdivisions, condemnation by government and/or public utilities and assessments for new sewer and water lines running by his property. It does not restrict the farmer’s ability to sell his land for development. A municipality must submit the proposals to the County Planning Commission for review and comment prior to creating an Agricultural Security Area, the state-mandated 7-Year Review of its ASA, and any proposed additions/deletions between and during the mandated 7-year Reviews. In 2018, four (4) Agricultural Security Areas were submitted for review (*Marion Twp, Raccoon Twp, Independence Twp, New Sewickley Twp*).

Agricultural Conservation Easements: An interest in land, less than fee simple, that represents the right to prevent the development or improvement of a parcel for any purpose other than agricultural production. The easement may be granted by the owner of the fee simple to any third party or to the Commonwealth, to a county governing body or to a unit of local government. It shall be granted in perpetuity as the equivalent of covenants running with the land. The exercise or failure to exercise any right granted by the easement shall not be deemed to be management or control of activities at the site for purposes of enforcement of the act of October 18, 1988 (P.L. 756, No. 108), known as the “Hazardous Sites Cleanup Act.” The chart on the next two pages shows a summary of Agricultural Conservation Easements (ACE) purchased by each county since the Program started in 1988.



PA DEPARTMENT OF AGRICULTURE
Agricultural Conservation Easements by County in PA
as of October 2018

County	Number of Farms	Acres	Purchase Price	Price per Acre
Adams	172	22,352	\$40,606,013	\$1,817
Allegheny	36	3,620	\$20,683,742	\$5,714
Armstrong	6	539	\$1,023,431	\$1,897
Beaver	28	3,067	\$8,419,311	\$2,745
Bedford	17	3,786	\$2,138,333	\$565
Berks	746	73,173	\$156,792,036	\$2,143
Blair	51	7,697	\$7,969,013	\$1,035
Bradford	17	4,146	\$3,595,919	\$867
Bucks	190	15,874	\$138,696,256	\$8,737
Butler	54	6,027	\$19,295,477	\$3,201
Cambria	16	2,718	\$2,946,914	\$1,084
Carbon	23	1,721	\$4,277,855	\$2,485
Centre	51	7,646	\$17,292,955	\$2,262
Chester	352	29,396	\$163,034,087	\$5,546
Clinton	28	2,769	\$2,886,557	\$1,042
Columbia	39	4,229	\$4,033,638	\$954
Crawford	5	1,094	\$1,094,494	\$1,000
Cumberland	164	18,914	\$50,796,396	\$2,686
Dauphin	180	17,186	\$23,978,701	\$1,395
Delaware	2	198	\$2,678,360	\$13,527
Erie	69	8,615	\$15,171,794	\$1,761
Fayette	23	2,524	\$2,899,792	\$1,149
Franklin	135	17,432	\$32,956,164	\$1,891
Fulton	4	239	\$637,362	\$2,671
Greene	7	739	\$782,238	\$1,059
Huntingdon	9	1,068	\$1,395,650	\$1,307
Indiana	10	1,069	\$2,068,440	\$1,935
Juniata	21	2,714	\$1,952,058	\$719
Lackawanna	65	5,231	\$9,476,941	\$1,812
Lancaster	861	72,366	\$188,070,622	\$2,599
Lawrence	28	2,673	\$2,901,647	\$1,085
Lebanon	165	18,753	\$32,633,916	\$1,740
Lehigh	322	24,086	\$81,014,173	\$3,364
Luzerne	29	3,080	\$8,504,222	\$2,761
Lycoming	82	9,814	\$9,527,598	\$971
Mercer	57	9,030	\$7,307,398	\$809



PA DEPARTMENT OF AGRICULTURE
Agricultural Conservation Easements by County in PA
as of October 2018

Mifflin	24	2,622	\$2,974,291	\$1,134
Monroe	114	7,774	\$23,010,545	\$2,960
Montgomery	159	9,689	\$110,508,559	\$11,406
Montour	13	946	\$845,852	\$894
Northampton	189	16,153	\$68,375,218	\$4,233
Northumberland	22	2,419	\$3,062,650	\$1,266
Perry	60	9,179	\$6,624,112	\$722
Pike	2	210	\$584,164	\$2,788
Potter	8	1,305	\$990,675	\$759
Schuylkill	103	10,961	\$12,800,394	\$1,168
Snyder	24	2,707	\$3,506,831	\$1,295
Somerset	12	1,617	\$2,734,070	\$1,691
Sullivan	9	733	\$871,286	\$1,189
Susquehanna	35	6,652	\$5,911,484	\$889
Tioga	22	2,880	\$3,149,626	\$1,094
Union	84	8,696	\$11,829,511	\$1,360
Warren	2	310	\$294,652	\$951
Washington	38	5,914	\$10,925,588	\$1,847
Wayne	49	6,073	\$7,777,725	\$1,281
Westmoreland	103	13,188	\$28,053,291	\$2,127
Wyoming	11	1,793	\$1,977,615	\$1,103
York	280	42,184	\$76,698,122	\$1,818
Total	5,427	559,587	\$1,453,045,758	\$2,596.64



Projects for Review and Comment





In 2018, **55** projects were submitted to the Planning Commission for endorsement/consistency review.

Month	Applicant/Project/Description	Municipality
January	Darlington Twp—DCED Small Water and Sewer Program grant - support letter	Darlington Twp
February	G&D Medical Properties LLC—Western PA Surgery Center	Center Twp
February	Freedom School District—Stadium Field and Track Reconstruction Project	Freedom Boro
February	Midland Boro—PA Small Water & Sewer Grant Applic.—Combined & Sanitary Sew Improv.	Midland Boro
February	Center Twp—Center Twp Sanitary Auth—Markey’s Run Lift Station Improvements	Center Twp
February	Beaver Falls Mun Auth—Eastvale Water Treatment Plant Project	Eastvale Boro
February	Beaver Falls Mun Auth—PA Small Water & Sewer Grant Application—2 projects	Eastvale Boro
March	FirstEnergy—BV Power Station—Primary Water Intake Spill Containment Concrete Pad	Shippingport Boro
March	Marion Twp—Herman Rd Waterline Project—PA Small Water and Sewer Project	Marion Twp
March	Midland Boro Mun Auth—12th Street Waterline Replacement Project	Midland Boro
March	North Sewickley Sewer Auth – 1) Sewer Line Ext Project & 2) Connoquenessing Line Replacement Project—2 projects — PA Small Water and Sewer Project	North Sewickley Twp
March	Center Twp San Auth—Moon Run Sewer shed Improvements - PA Small Water & Sewer Prog	Center Twp
March	Brighton Twp Mun Auth—Pine Street Waterline Replacement Project	Brighton Twp
March	Pennko Properties, LLC—Chippewa Heights Plan	Chippewa Twp
March	Center Twp Water Auth—Ohio River Water Intake Project	Center & Potter Twps
March	Monaca Boro—Monaca Gateway Project—Smart Program Pre-Application	Monaca Boro
April	PTV 1020, LLC—Proposed Aliquippa Dollar General Store	Raccoon Twp
April	Brighton Twp—DCNR Community Parks & Recreation— 2 Projects: Two Mile Run Park Trails Project and Diana Property Acquisition Project	Brighton Twp
April	Beaver Falls Mun Auth—Eastvale Water Treatment Plant Project	Eastvale Boro
April	Sisters of St. Joseph—Parking Lot LD Project	Baden Boro
May	PTV 1022, LLC—Proposed Shippingport Dollar General Store Project	Greene Twp
May	Center Twp Sanitary Auth—Sewage Treatment Plant Headworks Improvements Project	Center Twp
May	Patterson Twp—Patterson Twp Community Park Project—DCNR Small Community Grant	Patterson Twp
May	CJ Betters Enterprises—Midland Site—2,000 Space Parking Lot Project	Midland Boro
May	PA American Water Co—WWTP Interceptor Replacement Project	Koppel Boro
May	Rochester Boro Sewer & Main Auth – 2018 Sewer Repairs Project – PA Small Water & Sewer	Rochester Boro
June	Conway Boro Community Playground Rehab Project 2018—Greenways, Trails & Rec Program	Conway Boro
June	Beaver Area School District—Existing Indoor Aquatics Facility Project	Beaver Boro
June	Castlebrook Development Group LLC—The Bluffs at Glade Path Lift Station Project	Center & Potter Twps
June	BC CDBG Program—water & sewer projects—Aliquippa, Baden & Midland	Aliquippa, Baden, Midland
July	Swamppoodle Rd Bridge Replacement Project—DCED Multi modal Transportation Grant	South Beaver Twp
July	Tower Access Group (TAG) - TAG Koppel Project	Big Beaver Boro
July	Monaca Gateway Project—support letter	Monaca Boro
August	Independence Conservancy—Growing Greener Watershed Stewardship Project -Raccoon Creek	Potter Twp
August	Midland Boro—Multimodal Transportation Fund Program Grant	Midland Boro
August	Duquesne Light Co—Diagonal River Crossing Structure Removal Project	Brighton Twp/Industry Boro



Permit Application Notifications

The *Pennsylvania Department of Environmental Protection (Act 14, as amended)* requires that all applicants for non-mining environmental permits give written notice to each municipality in which they are located. These notices are forwarded to the County Planning Commission for review. In 2018, the Beaver County Planning Commission received and reviewed a total of **156** notifications.

<u>Permit Application Type</u>	<u>Quantity</u>
Air Quality Permits	13
Encroachment Permits	30
Mining Activity Permits	3
NPDES Permits	30
Oil & Gas Permits	29
Railroad Permits	6
Solid Waste Permits (residual, municipal, etc.)	4
Water Quality Permits	7
Water Management Plan/Withdrawal Plan Permits	3
Water Supply	16
Other/Miscellaneous	15
Total	156

Solid Waste (Municipal, Residual, and Hazardous Waste)

Permit applications for the operation of solid waste storage, treatment, processing and disposal facilities are subject to review by the Beaver County Planning Commission pursuant to **Section 504 of the Solid Waste Management Act of 1980**, as amended.

In 2018, the Planning Commission did not receive any solid waste permit applications for comment.



Project Status Reports

The Beaver County Planning Commission presents a project status report that provides updates to the Planning Commission Board at every monthly meeting in order to maintain open lines of communication and monitor progress relative to the administration of grants.

E-library

E-library is a service of the Commonwealth of Pennsylvania that provides municipal comprehensive plans, zoning ordinances, subdivision and land development ordinances and other municipal ordinances online for public use. The Beaver County Planning Commission collects and provides copies of these documents to the Commonwealth for inclusion on the E-library web page. E-library receives documents on a quarterly basis.

www.elibrary.state.pa.us

SPC Appalachian Regional Commission - Area Development Program (ARC)

The Appalachian Regional Commission (ARC) is a regional economic development agency that represents a partnership of federal, state, and local governments. Established by an act of Congress in 1965, the ARC is composed of the governors of the 13 Appalachian states and a federal co-chair appointed by the President. The Southwestern Pennsylvania Commission oversees local participation through a multi-county advisory board. No Beaver Communities applied for the Grant in 2018.



Municipal Separate Storm Sewer Systems (MS4)

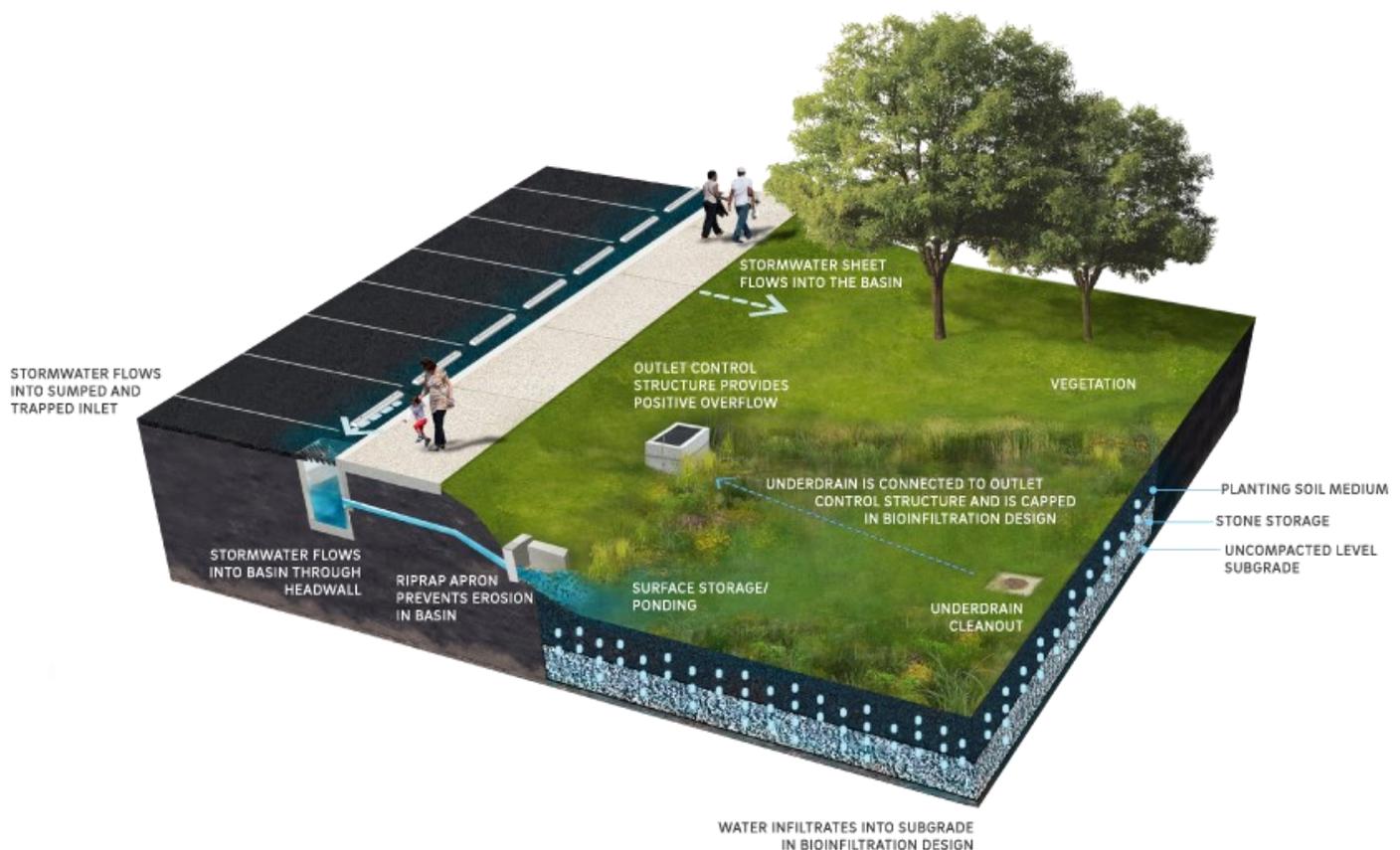
Each year since 2003, the Department of Environmental Protection (DEP), through the *Storm water Management Act*, requires municipalities with Municipal Separate Storm Sewer Systems (MS4) to apply for NPDES discharge permits. This addresses issues involving groundwater contamination in the waters of the Commonwealth of Pennsylvania. Beaver County, along with 29 municipalities are required annually to:

- *Inspect and conduct tests on the county/municipal-owned outflows*
- *Prepare a yearly report to DEP*
- *Publish an annual public notice to its citizens concerning protection of storm water*

Beginning in 2007, the Beaver County Planning Commission prepares an annual joint publication of the required advertisement for all MS4 municipalities that are within or that serve Beaver County. Each municipality pays its prorated portion of the advertisement cost. The BCPC continues to coordinate this collaboration every year.

Act 167 Storm water Management Plan

Phase 1 has been completed for several years. Currently there is no funding available to complete Phase II.



Transportation Planning

The Beaver County Planning Commission has a limited role in transportation planning. However, Planning Commission staff does participate in the Public Participation Panel Process and the Regional Freight Forum at the Southwestern Pennsylvania Commission Agency in Pittsburgh.



Picture ; shows the November 1, 2018 PPP meeting at the Beaver County Courthouse Commissioners Conference Room in Beaver County

Transportation Support Projects for Municipalities

In 2018, the Beaver County Planning Commission sent several letters of support endorsing the Monaca Gateway Project. The project engulfs an area from 4th to 17th Streets along Pennsylvania Avenue, including the reconstruction of Pennsylvania Avenue (State Routes 0018, 4044 and 0051), through Monaca's downtown with intersection and sidewalk improvements, crosswalk enhancements, and storm water management elements to improve pedestrian and roadway infrastructure and enable new manufacturing and economic growth.



On August 14th 2018, Governor Wolf announces funding for Monaca Gateway Project in Beaver County, improving traffic flow and community safety.



Photo taken on August 14, 2018



Floodplain Management and Training

When it comes to floodplain management and training, the Pennsylvania Association of Floodplain Managers (PAFPM) has become a leader across the State. PAFPM is led by a Board of Directors. Dan Distler currently serves as the Vice Chairman. Beaver County has two past employees, Doniele Russell and Sara Knapp, who currently serve as interim secretary and membership coordinator.

ASFPM'S NEWEST CHAPTER PRESENTED WITH CHAPTER CHARTER

ASFPM Region 3 Director **Necolle Maccherone** attended the [Pennsylvania Association of Floodplain Managers](#) in September. On behalf of ASFPM, Necolle presented the PAFPM Board of Directors with their official chapter charter certificate and personally congratulated them on becoming our 37th chapter.



Left to right: ASFPM Region 3 Director Necolle Maccherone presented the charter certificate to PAFPM Board members Sara Knapp, Frances McJunkin, Doniele Russell, Taryn Murray, Daniel Distler, Kerry Wilson and Eric Jespersen at their annual conference.

Floodplain Maps

The Floodplain Mapping through FEMA has been completed and the maps are available online at the FEMA Map Service Center <https://msc.fema.gov/portal/home>



FEMA

The picture shows an example of a map

EPA Brownfields Grant update

The Beaver County Planning Commission completed the process of identifying and studying Brownfield sites in 2018 through an EPA Brownfields Grant. The sites are located in Aliquippa, Center, Midland, Monaca, and Moon Township, Allegheny County. All 5 sites had a Phase I study completed. Out of the 5 Sites, several had a Phase II Study completed. The EPA Brownfields Grant closed out in September 2018.

The picture below shows the Sites that were studied

Beaver County

Project Overview

Beaver Falls

Monaca

Aliquippa

Midland

Moon

In 2014 Beaver County received a \$600K U.S. EPA Community Coalition Brownfields Assessment Grant for Environmental Site Assessment and Reuse Planning Activities along the Ohio River Corridor. Public and private owned sites were evaluated in five communities.

Google Earth

S/G/A LANDSCAPE ARCHITECTURE
PLANNING
STROMBERG/GARRIGAN & ASSOCIATES



Census Population by Municipality 1930 to 2016

Municipal Name	1930	1940	1950	1960	1970	1980	1990	2000	2010	2016 Est
Aliquippa City	27,116	27,023	26,132	26,369	22,277	17,094	13,374	11,734	9438	9258
Ambridge	20,227	18,968	16,429	13,865	11,324	9,575	8,133	7,769	7050	6891
Baden Borough	1,924	2,135	3,732	6,109	5,536	5,318	5,074	4,377	4135	4061
Beaver Borough	5,665	5,641	6,360	6,160	6,100	5,441	5,028	4,775	4531	4441
Beaver Falls City	17,147	17,098	17,375	16,240	14,635	12,525	10,687	9,920	8987	8735
Big Beaver Borough	1,252	1,401	1,787	2,381	2,739	2,815	2,298	2,186	1970	1955
Bridgewater Borough	1,792	1,621	1,316	1,292	966	879	751	739	704	701
Brighton Township	1,043	1,517	2,474	6,260	7,532	7,858	7,489	8,024	8227	8326
Center Township	1,408	2,310	3,995	7,113	10,598	10,733	10,742	11,492	11795	11735
Chippewa Township	1,128	1,681	2,987	6,051	6,654	7,245	6,988	7,021	7620	7770
Conway Borough	2,014	1,865	1,570	1,926	2,822	2,747	2,424	2,290	2176	2151
Darlington Borough	465	444	354	306	344	377	311	299	254	271
Darlington Township	1,157	1,249	1,444	1,810	2,056	2,090	2,040	1,974	1962	1897
Daugherty Township	1,115	1,085	1,468	3,118	3,719	3,605	3,433	3,441	3187	3144
East Rochester Borough	715	706	985	1,025	920	789	672	623	567	562
Eastvale Borough	601	573	533	513	453	379	328	293	225	261
Economy Borough	1,138	1,804	2,905	5,925	7,176	9,538	9,519	9,363	8970	9240
Ellwood City Borough (part)	1,355	1,426	1,301	1,103	1,103	795	850	732	632	880
Fallston Borough	665	628	511	410	571	312	392	307	266	224
Frankfort Springs Borough	110	147	149	180	144	187	134	130	130	104
Franklin Township	1,713	2,068	2,454	3,094	3,488	3,772	3,821	4,307	4052	4003
Freedom Borough	3,227	3,227	3,000	2,895	2,643	2,272	1,897	1,763	1569	1564
Georgetown Borough	260	253	246	246	234	231	194	182	174	155
Glasgow Borough	271	204	214	142	112	106	74	63	60	104
Greene Township	674	828	854	1,165	1,489	2,422	2,573	2,705	2356	2296
Hanover Township	741	996	1,015	1,564	2,154	3,443	3,470	3,529	3690	3650
Harmony Township	884	2,317	4,501	5,106	5,022	3,977	3,694	3,373	3197	3133
Homewood Borough	343	357	316	305	212	188	162	147	109	108
Hookstown Borough	203	239	247	295	246	228	169	152	147	117
Hopewell Township	2,178	3,560	6,644	13,359	14,133	14,662	13,274	13,254	12593	12531
Independence Township	478	633	788	1,256	1,761	2,534	2,563	2,802	2503	2583
Industry Borough	996	1,208	1,788	2,338	2,442	2,417	2,124	1,921	1835	1836
Koppel Borough	1,057	1,064	1,137	1,389	1,312	1,146	1,024	856	796	714
Marion Township	442	446	582	773	1,292	941	909	940	913	760
Midland Borough	6,007	6,373	6,491	6,425	5,271	4,310	3,321	3,137	2635	2580
Monaca Borough	4,641	7,061	7,415	8,394	7,486	7,661	6,739	6,286	5737	5678



Census Population by Municipality 1930 to 2016

Municipal Name	1930	1940	1950	1960	1970	1980	1990	2000	2010	2016 Est
New Brighton Borough	9,950	9,630	9,535	8,397	7,637	7,364	6,854	6,641	6025	5911
New Galilee Borough	489	534	507	593	624	596	500	424	379	398
New Sewickley Township	1,813	2,029	3,193	4,831	5,719	7,340	6,861	7,076	7370	7460
North Sewickley Township	2,219	2,704	3,555	5,379	6,048	6,758	6,178	6,120	5488	5536
Ohioville Borough	958	1,250	1,412	3,050	3,918	4,217	3,865	3,759	3533	3478
Patterson Heights Borough	639	657	678	816	777	797	576	670	636	2980
Patterson Township	1,846	1,907	2,224	2,930	3,442	3,288	3,074	3,197	3029	607
Potter Township	284	406	1,341	555	484	605	546	580	548	496
Pulaski Township	1,640	1,629	2,128	2,278	2,126	1,998	1,697	1,674	1500	1321
Raccoon Township	480	784	1,163	1,999	2,615	3,133	3,426	3,397	3064	3022
Rochester Borough	7,726	7,441	7,197	5,952	4,819	4,759	4,156	4,014	3657	3578
Rochester Township	2,380	2,578	2,820	3,863	4,089	3,427	3,247	3,129	2802	2750
Shippingport Borough	317	441	408	383	328	255	227	237	214	153
South Beaver Township	655	883	1,031	1,725	2,339	2,932	2,942	2,974	2717	2672
South Heights Borough	549	604	691	740	799	765	647	542	475	394
Vanport Township	885	916	2,750	2,917	2,122	2,013	1,700	1,451	1321	1342
West Mayfield Borough	876	963	1,768	2,201	2,152	1,712	1,312	1,187	1239	1345
White Township	1,031	1,242	1,292	1,437	1,414	1,870	1,610	1,434	1394	1343
Beaver County Total	146,889	156,754	175,192	206,948	208,418	204,441	186,093	181,412	170,583	169,205

The chart depicts Beaver County and Beaver County Municipalities Population trends since 1930

Census 2020

Census information is available on the three websites listed below:

www.census.gov ; www.pasdc.hbg.psu.edu ; www.spcregion.org

The 2010 Census is available online as well as in hard copy from the Beaver County Planning Commission office.

The Beaver County Planning Commission is preparing for Census 2020. The Census Bureau has begun sending information via emails to the Planning Commission concerning the upcoming 2020 Census.

Geographic Information System (G.I.S.) Activities

GIS is used to support activities in the Office of Planning and Redevelopment, the Redevelopment Authority, the Agricultural Land Preservation Program, EMS, Assessment and other county departments. County agencies along with Baker Engineering and ESRI work together to make sure the system functions at full capacity to meet the unique needs of each office. The web portal is free to the public for assessment information.

In 2018, the Beaver County Board of Commissioners approved a \$300,000.00 contract from funds provided by the Beaver County Emergency Management Services Department to purchase a new mapping program called Pictometry. The company that received the bid to provide Pictometry is called EagleView Technologies, Inc. The Office of Planning and Redevelopment, Tax Assessment, Emergency Management Services Department, along with Information Technology have been working on getting Pictometry deployed in County government. So far Pictometry is being used by 31 county employees. These agencies have planned and strategized how they can cultivate and use Pictometry. The implementation of this software has been successful.

The two photos below shows oblique photos of the courthouse from different angles by the use of Pictometry





Professional Planning Services to Boards and Agencies

Department staff performs administration, GIS technical support, and map preparation including copying for a variety of County Departments, County Agencies, and Non-profit advisory entities. They are as follows:

GIS technical support :

Agricultural Land Preservation Board of Beaver County

Beaver County Planning Commission Board

Beaver County Conservation District

Beaver County Recorder of Deeds

Redevelopment Authority of Beaver County Board

Map preparation and copying services for the County Departments and County agencies below:

Community Development of Beaver County

District Attorney and Detectives

Department of Public Works

Election Bureau

Liquid Fuels

Recreation and Tourism

Corporation for Economic Development

Beaver County Sherriff Department

In addition, Staff serve on several State and County Boards :

Serve on the Board of the Pennsylvania Association of Floodplain Managers

Serve on the Board of the Inclusion, Diversity, and Awareness Council in Beaver County



Beaver County Department of Planning and Redevelopment Staff

Lance Grable **Executive Director**

Joseph C. West **Planning Director**

ADMINISTRATION

Dan Distler, CFM **Environmental/Redevelopment Specialist**

Frank Vescio **GIS Coordinator and Planning Assistant**

Sue Jamery **Senior Administrative Assistant**



This report summarizes the actions and efforts of the Beaver County Planning Commission for calendar year 2018. It has been prepared by the Beaver County Office of Planning and Redevelopment staff and is submitted to the Beaver County Board of Commissioners

The information being provided herein is intended for informational purposes only. No guarantee is made as to the accuracy of this data and it should not be relied upon for any purpose other than general information.

BEAVER COUNTY PLANNING COMMISSION

www.beavercountypa.gov